



112 Hopgarden Road, Tonbridge, Kent, TN10 4QX

£500,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three bedroom extended family home * Driveway, garage and brick store *
Lounge/Dining room and Garden room * Ground floor W/C and first floor showerroom *
Popular residential area * EPC TBC / Council Tax Band E £2,879.76 P.A ***

Beautifully presented and extended family home that has been loved by the same family for over 50 years. This wonderful home has views to the rear over school playing fields, good size family accommodation that includes: Lounge/dining room, garden room, kitchen, cloakroom, three bedrooms shower room and separate W/C. Externally the property enjoys front and rear gardens, driveway, garage and brick store room. There is also scope for further extensions (STPP). This house is conveniently located to favoured local school, shops and bus routes and is an amazing opportunity for a growing family. An early viewing is highly recommended.

Entrance

Access it via a double-glazed entrance door with matching side window leading to entrance lobby.

Entrance Lobby

Panelled glazed door leading to entrance hall.

Entrance Hall 10' 8" x 5' 8" (3.25m x 1.73m)

Double glazed window to side, panelled glazed door to kitchen/breakfast room, door to sitting room, stairs leading to first floor landing and radiator.

Lounge/Dining room 23' 4" x 9' 3" (7.11m x 2.82m)

Double glazed patio doors leading to rear sunroom, double glazed to front, fireplace with wooden cladding and inset gas fire and panel radiator.

Garden Room 7' 4" x 12' 0" (2.23m x 3.65m)

Doors leading to rear garden, double glazed window to side and wall mounted electric heater.

Kitchen/Breakfast Room 17' 6" x 9' 0" (5.33m x 2.74m)

Double glazed window to rear, door to side lobby, under stairs storage cupboard, one and a half bowl sink and drainer with cupboards under and a further rang of matching base and wall units, space for freestanding cooker with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, splashback tiling and tiled flooring.

Side Lobby 5' 0" x 2' 9" (1.52m x 0.84m)

Double glazed window to side, double glazed door to front, door to cloakroom.

Cloakroom 4' 0" x 4' 2" (1.22m x 1.27m)

Double glazed window to rear, wall mounted gas boiler, corner hand wash basin with splashback tiling and low level W/C

First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom, access to loft and airing cupboard with slatted shelving.

Bedroom 1 12' 0" x 12' 6" (3.65m x 3.81m)

Double glazed window to front and radiator.

Bedroom 2 9' 5" x 11' 0" (2.87m x 3.35m)

Double glazed window to rear and radiator.

Bedroom 3 6' 5" x 7' 8" (1.95m x 2.34m)

Double glazed window to front and panelled radiator.





Shower Room 5' 4" x 5' 7" (1.62m x 1.70m)

Double glazed frosted window to rear, low level W/C, hand wash basin set within vanity unit, walk in shower with power shower, wall mounted electric heater and panelled radiator.

Separate W/C 2' 6" x 5' 5" (0.76m x 1.65m)

Double glazed frosted window to rear, low level W/C, ceramic wall tiling and radiator.

Front Garden

Laid to lawn, with brick paved driveway with picket fence and gate leading to rear garden and access to garage.

Garage 16' 3" x 9' 0" (4.95m x 2.74m)

Power and lighting.

Brick Storeroom 8' 9" x 6' 6" (2.66m x 1.98m)

Double glazed window to rear, power and lighting.

Rear Garden

Resin patio area with dwarf wall and the remainder of the garden being mainly laid to lawn with flowered borders housing an array for shrubs, plants and bushes, outside water tap, lighting and rear pedestrian access.

Tenure

Freehold



Awaiting EPC

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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Awaiting Floorplan
